



125

**WEST FLORIDA AVE
HEMET, CA 92543**

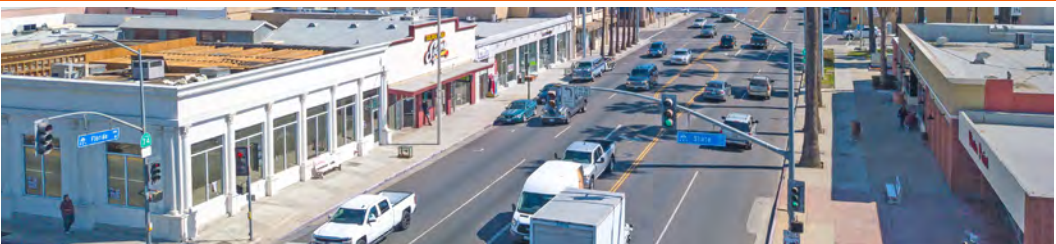
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PROPERTY HIGHLIGHTS

- Pads for Ground Lease or Build to Suit
- In the Heart of Downtown Hemet with Anchor tenant Shoe City.
- Great Visibility and Access.
- 3 Acre Site - an entire city block!!
- Up and approving neighborhood.
- Signalized Intersection, Ample Parking and Access. Near Museums and tourist attractions. D-1 Zoning

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2017 Population	20,323	117,962	169,824
2022 Est. Population	22,408	128,895	185,299
Average HH Income	\$36,219	\$51,006	\$56,889

TRAFFIC COUNTS

33,000 CPD Florida Avenue	11,000 CPD State Street
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*Source: Regis Online



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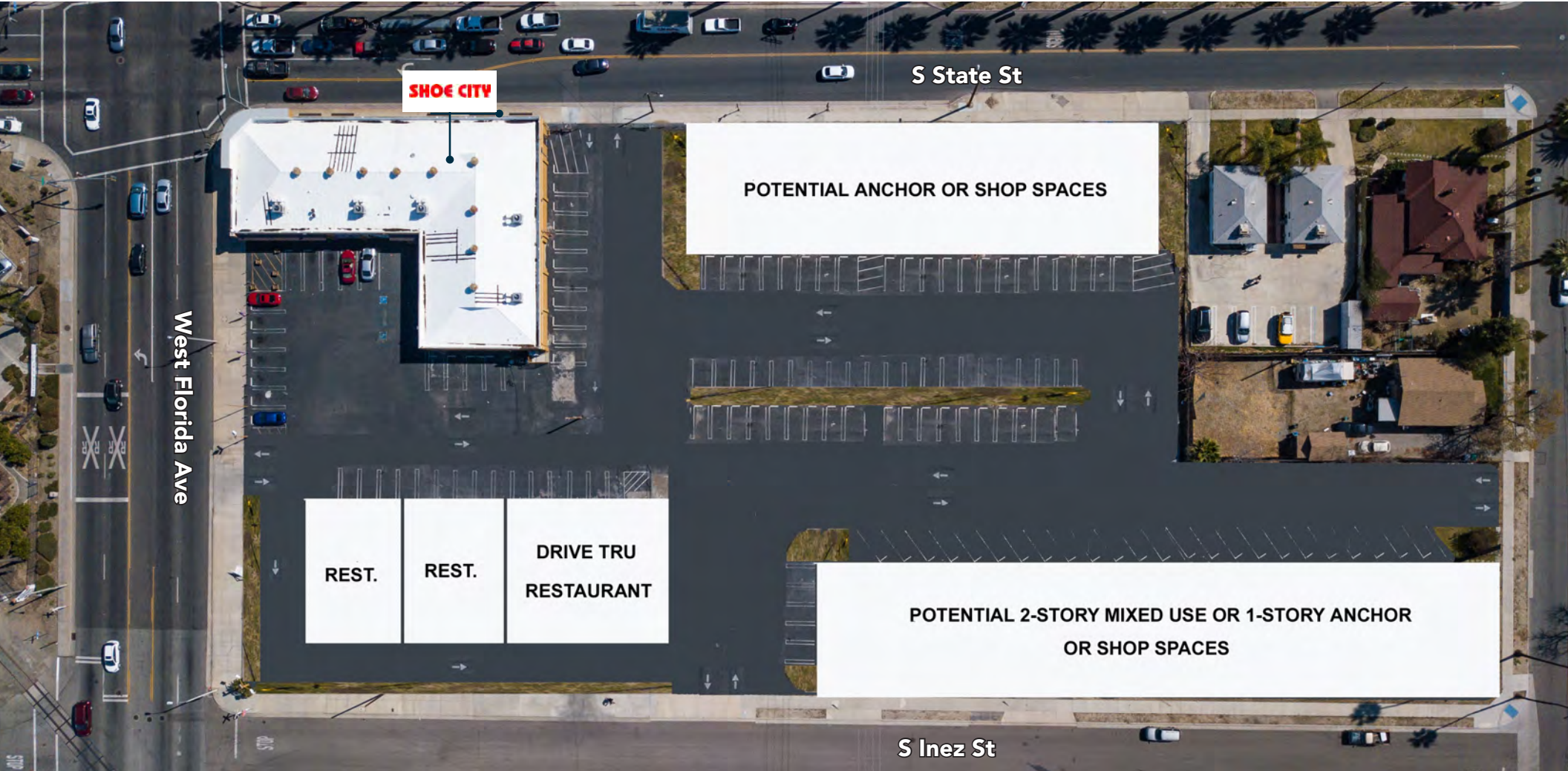
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PROPOSED SITE PLAN



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Specific Plan Boundary

BNSF Railway

Future Transit Mobility Hub (approximate location)

Downtown Village (DV)

Transit Oriented District (TOD)

Hemet Stock Farm (HSF) - PCD*

**Requires a Planned Community Development Application*

Office Professional - Mixed Use (OP-MU)

Downtown Commercial (DC)

Single Family Residential (SFR)

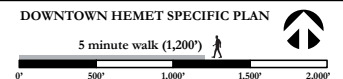
Mixed Residential (MR)

Institutional (I)

Open Space - Recreation (OS-R)



FIGURE 3-1
Specific Plan Zones



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125 W Florida Ave Hemet, CA 92543		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	20,323	117,962	169,824
	2022 Projected Population	22,408	128,895	185,299
	2010 Census Population	18,393	108,487	155,610
	2000 Census Population	17,284	86,240	113,352
	Projected Annual Growth 2017 to 2022	2.1%	1.9%	1.8%
	Historical Annual Growth 2000 to 2017	1.0%	2.2%	2.9%
HOUSEHOLDS	2017 Median Age	38.7	37.8	37.9
	2017 Estimated Households	7,706	41,597	58,726
	2022 Projected Households	8,338	44,612	62,898
	2010 Census Households	7,012	38,479	54,104
	2000 Census Households	7,104	34,169	44,632
	Projected Annual Growth 2017 to 2022	1.6%	1.4%	1.4%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2017	0.5%	1.3%	1.9%
	2017 Estimated White	59.6%	62.2%	63.0%
	2017 Estimated Black or African American	8.0%	6.9%	6.6%
	2017 Estimated Asian or Pacific Islander	2.3%	3.4%	3.8%
	2017 Estimated American Indian or Native Alaskan	1.7%	1.7%	1.8%
	2017 Estimated Other Races	28.4%	25.8%	24.8%
INCOME	2017 Estimated Hispanic	46.5%	44.2%	42.9%
	2017 Estimated Average Household Income	\$36,219	\$51,006	\$56,889
	2017 Estimated Median Household Income	\$30,254	\$42,808	\$47,189
EDUCATION (AGE 25+)	2017 Estimated Per Capita Income	\$13,794	\$18,064	\$19,771
	2017 Estimated Elementary (Grade Level 0 to 8)	11.1%	9.6%	9.2%
	2017 Estimated Some High School (Grade Level 9 to 11)	15.6%	12.3%	11.7%
	2017 Estimated High School Graduate	35.2%	32.7%	31.9%
	2017 Estimated Some College	24.8%	26.0%	26.5%
	2017 Estimated Associates Degree Only	6.6%	7.8%	7.9%
BUSINESS	2017 Estimated Bachelors Degree Only	4.8%	7.8%	8.4%
	2017 Estimated Graduate Degree	1.8%	3.7%	4.4%
	2017 Estimated Total Businesses	973	2,991	3,475
	2017 Estimated Total Employees	8,258	25,355	29,459
2017 Estimated Employee Population per Business	8.5	8.5	8.5	
2017 Estimated Residential Population per Business	20.9	39.4	48.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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